



Jim Minnick
DIRECTOR

Imperial County Planning & Development Services Planning / Building

POSTED

JUN 18 2024

NOTICE OF INTENT

Imperial County Clerk-Recorder
California

NOTICE OF INTENT IS HERBY GIVEN for the preparation of a ☐ Negative Declaration ☒ Mitigated Negative Declaration for Conditional Use Permit #23-0034 / Lot Line Adjustment #00336 (Initial Study #23-0040) Duggins Construction Inc., pursuant to the *California Environmental Quality Act* and the County of Imperial's *Rules and Regulations to Implement California Environmental Quality Act (CEQA) as amended*.

LEAD AGENCY: Imperial County Planning & Development Services Department (ICPDS)

APPLICANT: Duggins Construction Inc.

PROJECT LOCATION: 1622 Lach Rd. Calexico CA. 92231

The project site ☐ is ☒ is not listed on any list under Government Code Section 65962.5.

PROJECT DESCRIPTION: The Applicant has applied for Conditional Use Permit #23-0034 / Lot Line Adjustment #00336 to construct a 10,000 square foot building, mostly occupied by Kudos transportation (owner) for warehousing and office space, A total of 15 employees will be working in the warehouse/office and a total of 30 trucks will be operating daily, The building will have 2 access driveways from Lach Road. Applicant is soliciting a lot line adjustment because the proposed project will not be able to meet its requirements due to the lots square footage if it's located in the lot with APN: 059-363-024. Therefore, it would be necessary to move the property line to provide the total square footage for the proposed warehouse, parking lot and site improvements required.

PUBLIC HEARING: An Imperial County Planning Commission public hearing will be conducted at a date to be determined, at 9:00 a.m. in the County Administration Center (Board Room) located at 940 Main Street, El Centro, CA, 92243 to consider the adoption of the proposed Negative Declaration, in conjunction with the proposed project.

COMMENT PERIOD: 06/18/24 to 07/23/24 at 5:00 p.m.

Comments will be accepted for the proposed project during this period. You may submit comments by mail, fax or email at ICPDSCCommentLetters@co.imperial.ca.us. Only comments submitted during the specified period will be considered unless otherwise allowed under CEQA.

DOCUMENT AVAILABILITY: All required documents for the project are available at the ICPDS office located at 801 Main St. El Centro, CA 92243 during normal working hours of 7:00 a.m. to 5:00 p.m., Monday through Friday.

Sincerely,

Jim Minnick, Director
Planning & Development Services

POST FOR 30 DAYS

**Cover Sheet
Assessment Form
(County of Imperial)**

Initial Study #23-0040 (Duggins Construction Inc.) Date: 06/17/2024

Project type/name: Conditional Use Permit #23-0034 / Lot Line Adjustment #00336

Applicant's name: Duggins Construction Inc.

Applicant's address: 314 W. Crown Court, Imperial CA. 92251

Name of person preparing Initial Study: Rocio Yee, Planner I

Signature of person preparing Initial Study: 

I. Project Information

- a. Assessor's Parcel Number(s): 059-363-023-000 & 059-363-24-000
- b. Street address: 1622 Lach Rd. Calexico CA. 92231
- c. Cross street: Menvielle Road
- d. Township/Section/Range: Lot 3 Gateway to the America Subdivision 2 Unit 4
also being portion Lot B Lot Line Adjustment #283
- e. Project area (acres) ☐: 1.61- Acres & 8- Acres

II. General Plan Consistency

- a. General Plan Designation. Specific
- b. Is Project in an Urban area? No
- c. Name of Urban area. N/A
- d. Is Project within an adopted Specific Plan area? Yes
- e. Name of Specific Plan area. Gateway Specific Plan Area (GSPA)
- f. Existing zoning. G-I (Gateway Industrial)

- g. Proposed zoning, if any. N/A
- h. Adjacent zoning. North: G-C, G-I South: G-I, East: G-C and West: G-C, G-I
- i. Is proposal consistent with the site's existing or proposed zoning? Yes
- j. Is proposal compatible with existing or surrounding zoning or can it be made compatible? Yes
- k. Is the proposal consistent with a Specific Plan for the area? Yes
- l. Is the proposal compatible with existing plans and planned surrounding land uses or can it be made compatible? Yes
- m. Is the proposal consistent with the land use designation and policies of the 1993 General Plan? Yes

Comments: (if any)

None.